



ఆంధ్ర ప్రదేశ్ రాజ పత్రము
THE ANDHRA PRADESH GAZETTE
PART – I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 85]

HYDERABAD, MONDAY, FEBRUARY 9, 2008.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE VGTM UDA, VIJAYAWADA FOR CHANGE OF LAND USE FROM AGRICULTURE USE, RECREATIONAL USE & WATER BODIES USE TO RESIDENTIAL USE IN JAKKAMPUDI VILLAGE, VIJAYAWADA RURAL MANDAL, KRISHNA DISTRICT.

[Memo. No. 19776/I2/2008-1, Municipal Administration and Urban Development, 4th February, 2009.]

The following draft variation to the land use envisaged in the Zonal Development Plan of Gollapudi zone of Vijayawada, Guntur, Tenali, Mangalagiri Urban area which was sanctioned in G.O. Ms. No. 677, M.A., dated 29-12-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13-A of Urban Development Authority (Hyderabad) Rules, 1975 is hereby published as required by sub-section (3) of the said Section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in R.S. Nos. 157, 163, 164, 165, 166, 167, 168, 169, 170, 175, 176, 177, 178, 179, 180, 181, 182(P) 183(P) & 184 of Jakkampudi village, Vijayawada Rural Mandal Krishna District to an extent of Acres 132.85 Cents the boundaries of which are given in the schedule below, which is presently earmarked for Agricultural use, recreational use, and water bodies use in the Zonal Development Plan of Gollapudi zone of Vijayawada, Guntur, Tenali, Mangalagiri Urban Area sanctioned in G.O.Ms.No. 677 M.A. & U.D. Department, dated 29-12-2006 is now proposed to be designated as Residential use as shown in the modification to the Zonal Development Plan vide M.Z.D.P. No. 06/2008/Gollapudi, which is available in the office of the Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority subject to the following conditions, **namely:-**

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- (a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
- (h) that mandatory (10%) open space may be provided in the land earmarked for recreational use to the extent possible.
- (i) that the Revenue Department shall take enough precautionary while diverting the Budameru Channel all along the proposed ZDP roads/donkas.

SCHEDULE

The following is the schedule of boundaries for the site in R.S. Nos. 157, 163, 164, 165, 166, 167, 168, 169, 170, 175, 176, 177, 178, 179, 180, 181, 182(P) 183(P) & 184 of Jakkampudi village, Vijayawada Rural Mandal, Krishna District to an extent of Acres 132.85 Cents.

North : Existing Donka falling in R.S.Nos. 171,172,173 & 174 of Jakkampudi Village.

South : The site falling in R.S. Nos. 161, 163(P), 182(P) 183(P) 185, 186, 188 & 189 of Jakkampudi Village.

East : Existing 100'-0" wide falling in R.S.Nos. 156,158,159,161,228 (P) & 264 of Jakkampudi Village.

West : Existing Budameru and Donka falling in R.S.Nos. 61(p), 65,66,67 & 68 of Jakkampudi Village.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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